
From: McCrossen, Samuel
Sent: Tuesday, 16 March 2021 4:06 PM
To: TPC Enquiry
Subject: FW: West Coast Draft LPS Further Submissions

Hi Samuel,

I would like to reference the response on submissions made by Council.

Council has stated that the Town has a total of 270 properties which they are going to zone residential. Of these 270 properties only 227 are in private ownership. (based on my research the ones not under private ownership are either in the care of Hydro or DPIPWE so these are very unlikely to ever be sold for use as residential housing let alone the fact that there are almost no services/roads running to any of them). Of the 227 properties there are an estimated 223 with buildings constructed on them. This would mean that there are only 4 properties left which could be used for further development/growth of the town. I fail to see how Council is taking the best interest of the Town into account when looking at future growth. As the largest business in the area and currently employing 30 employees with still looking to expand our workforce, plus with the growth that I have seen in my business just in the last 4 years, (an increase of 97% turnover) there is a massive demand for the town to grow as well as the businesses along with it. I can't see nor can any of the explanations given by Council, unless you take their argument for a West Coast municipality as a whole, make sense of why they have proposed to set out the current residential zoning. If we were to take the West Coast as a whole then we should also be comparing towns by Towns and the state as whole so that we can set benchmarks and indicators to better have room for growth etc.

In relation to the proposed areas that could be subdivided Council has made no effort to contact any of the land owners and see if this is something that they would do, Or could even afford to do. I have spoken with the properties owners identified as 5,12 and 16 in Figure 2 and neither of the owners want to subdivide the blocks for residential use. I am the owner of 16 and That the land that I own and plan on turning into a caravan park.

We commend the commission on offering other solutions to the issues that have been raised in relation to zoning in Tullah and we agree that a village zoning over would be appropriate. In relation to this Council has just denied us any planning permission for the installation of a still for distilling Whiskey Vodka and Gin. Because there is no pathway from residential land for this use. I would like to note that neither the commission has stated any of the future plans that I discussed at the meeting and neither has the Council made any reference to them. I feel that myself and my business' are not being taken into account along with none of the representations from the town. (except for a small part of Kim Lai's representation) they are being largely ignored and side stepped by the Council.

Further in relation to the zoning that Council has proposed, the only area that they are willing to mark as anything except residential are a couple of areas that are zoned as utilities and recreation areas. The area that they have zoned light commercial is 5 properties. On these 5 properties you have one which is an existing Cafe/BNB, and one which is a privately owned car park and one which has sheds on it for CRF Contracting. One that is the community Church and owned by a local government authority (also has not been opened for use in the last 5 years since I have been in town but most definitely longer than that). The last one is owned by the Council. One of the titles include dilapidated structures that would almost be deemed uninhabitable but have Harcourts in in one section, a spare area that is not tenanted but the Council has a display in it, The community Online Centre, Public Toilets and the Community Hall which also includes the Tullah Gym (which Council is yet to open but has been almost fully set up).

This leads to the Council having the greatest benefit in this zoning as it allows most of the buildings which are surprisingly owned by Council to be used for commercial tenanting and a wider range of business can lease these areas.

This seems somewhat discriminatory that the Councils land use potential and current use is taken into account whereas current existing businesses that are looking to expand and grow are left by the wayside. Maybe the Council has a prejudice to Tullah, it's business and its people and therefore are only looking after their own interests rather than of the town.

Following on from that, having a business on a residential lot has negatively impacted my business in the past including not being able to apply for grants, applications for expansion (as mentioned above) etc.

It seems that if the Council follows through with its continued discrimination that they are very likely to knock back our plans for a caravan park as well as any further plans that we have.

Warmest Regards

Steve de Villiers

Owner

Tullah Lakeside Lodge

Tasmanian Water Sports PTY LTD

Tasmanian Industries PTY LTD

G & S de Villiers PTY LTD

On Tue, Mar 9, 2021 at 2:15 PM McCrossen, Samuel <Samuel.McCrossen@planning.tas.gov.au> wrote:

Dear Sir/Madam,

This email is to advise that responses to the Commission's post-hearing directions made on 19 February 2021 have been received and are available on the Commissions website here:

[LPS-WCO-TPS – Tasmanian Planning Commission Website](#)

Parties now have 7 days from today's date (Tuesday 16 March) to provide responses if they wish.

Regards,

Samuel

Samuel McCrossen

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